	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $200,000.00 Affiant Subscribed and sworn to before me, this 30th day of September, 2005. Notary Public My commission expires: 9/8/09

MARK BLAYNEY LEECOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 10/21/05 08:37 2 pgs
Fees:13.00 Taxes:740.00

20051021-0126979

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wanda Meador	New Owner	**Map 160 Group 16-O-C** **Parcel 60-CO**
454 Old Towne Drive, Unit 60		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Allison Howell Boever, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wanda Meador, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 60 on the plan of The Terraces at Brentwood Chase of record in Instrument #20001103-0109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Allison Howell, an unmarried person, by Warranty Deed from Anna Leigh Dyer, an unmarried person, of record in Instrument #20030508-0062065, dated April 29, 2003, Register's Office for Davidson County, Tennessee. Allison Howell having since married and is now known as Allison Howell Boever. Allison P. Boever and Allison Howell Boever are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument #20001103-0109137, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument # 20010328-0029845, Instrument # 200012140123057, Instrument # 20010119-0005975, Instrument # 200005310053798, Instrument # 200008310086366, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 11115, Page 281, Book 11115, Page 286, and Book 11115, Page 31 Register's Office for DAVIDSON County, Tennessee.
Water Mains Easement of record in Book 8371, Page 320, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Book 9700, Page 653 & 654, Register's Office for DAVIDSON County, Tennessee.
Easement for Drainage Facilities of record in Book 7902, Page 389, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument #20001214-0123056 and Instrument #20000524-0051842, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common area to Homeowners Association of record in Instrument #20010208-0012530 and Instrument #20010208-0012529, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 11388, Page 128 are revoked in Instrument #200005130053795, Register's Office for Davidson County, Tennessee.
By-Laws of record in Instrument #20001214-0123058, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

This is improved property known as 454 Old Towne Drive, Unit 60, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of September, 2005.

Allison Howell Boever by: A. Scott Hubbard Atty. in fact

Allison Howell Boever
By: A. Scott Hubbard, Attorney-in-Fact

*Joseph Boever, husband of Allison Howell Boever, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

Joseph Boever by: A. Scott Hubbard Atty in fact

Joseph Boever
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Joseph Boever and wife, Allison Howell Boever for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Joseph Boever and wife, Allison Howell Boever, and is authorized by Joseph Boever and wife, Allison Howell Boever to execute this instrument on his/her behalf.

Witness my hand, at office, this 30th day of September, 2005.

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Exp

MY COMMISSION EXPIRES
July 18, 2009

File #: **05512-JM**
RECORD & RETURN TO:

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